

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 10, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - SUP-25131 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: SEUNG HWAN HAN AND EUN JOO HAN - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1550 West Oakey Boulevard (APN 162-04-605-008), M (Industrial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 02/06/08

IF DENIED, P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards

Motion made by RICHARD TRUESDELL to Hold In Abeyance to 2/14/2008

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-BYRON GOYNES); (Did Not Vote-None); (Excused-None)

NOTE: CHAIRMAN GOYNES disclosed that he has a business contract with the applicant in another jurisdiction and would abstain.

Minutes:

COMMISSIONER TRUESDELL declared the Public Hearing open.

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ANDY REED, Planning and Development Department, noted that the sign complies with the zoning ordinance and recommended approval.

MICHAEL McDONALD, Alpha Omega Strategies, 4908 Carmen Boulevard, appeared on behalf of the applicant and asked for approval.

COMMISSIONER STEINMAN expressed concern with the location of the billboard. MR. McDONALD explained that the positioning of the sign was based on the property owner's preference to locate the sign away from adjoining properties. COMMISSIONER STEINMAN stated that with the existing Shell signage and propane tank, the proposed sign would project a cluttered appearance.

COMMISSIONER EVANS believed the location is appropriate simply because it is located in an industrial area and void of any residential impact. As the location is adjacent to the freeway and adjoining are warehouses and storage units, COMMISSIONER EVANS stated his support.

COMMISSIONER TRUESDELL agreed that the location is appropriate but had observed motorists cutting through the property, creating a possible safety problem. He felt that relocating the sign to another section of the property would eliminate any safety concerns. Mr. McDonald stated he would be willing to work with staff to arrive at a acceptable compromise.

DEPUTY CITY ATTORNEY JIM LEWIS stated that any liability would flow to the property owner and not to the City.

COMMISSIONER TROWBRIDGE suggested installation of guard rails as a deterrent, to which MR. McDONALD replied that it would be possible to install guard rails around the propane tanks providing it met with staff approval. With regard to the elimination of curb cuts, he did not believe the property owner would concur being as that action could possibly affect his business.

MARGO WHEELER, Director of the Planning and Development Department, listed the options available for consideration. She noted that since the site is very limited, there are not many options for relocating the sign. Although the curb cuts could be eliminated, enforcement would be the responsibility of the Planning Department. MS. WHEELER suggested placement of landscaping and curbing as a possible solution.

MR. McDONALD stated that if the Commission preferred to hold this item, the applicant would be willing to work with staff to reach an agreement.

For the record, COMMISSIONER STEINMAN clarified that his comments regarding the curb cuts were intended as a means of eliminating illegal maneuvers through the property by motorists. He explained that it was not intended to affect the property owner's business.

COMMISSIONER TRUESDELL declared the Public Hearing closed.